



TO LET

Production/Warehouse 4,188 sq.ft (389 sq.m)

Unit 26a, Zone 2 Burntwood Business Park, Burntwood, Staffordshire. **WS7 3XD**

- CCTV Estate Security
- Easy Access to M6 & M54
- Close to Junction T6 of M6 Toll Road

DESCRIPTION

Burntwood Business Park Zones 2, 3 & 4 is a popular business location in Staffordshire with the added benefits of 24hr CCTV estate security and an onsite management team.

- Steel portal frame construction
- Low bay light fitting
- Gas fired space heaters

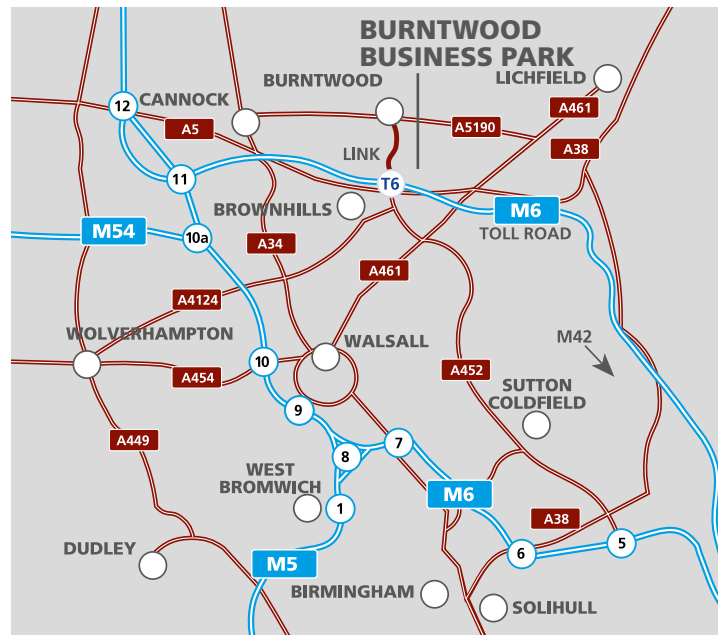
AREAS (Approx. Gross Internal)

Total	4,188 sq.ft	(389 sq.m)
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LOCATION - WS7 3XD

Situated between Cannock and Lichfield on the A5190, the park offers a range of industrial and warehouse accommodation just six miles from Junction 11 of the M6 and eight miles from Junction 1 of the M54. Junction T6 of the M6 Toll Road is less than one mile and the A5 is one and a half miles. Road access to Birmingham, The Black Country and the conurbations of both North Staffordshire and East Midlands is good.



RENT & RATES

On application.

SERVICE CHARGE

A service charge will be levied for the provision of a security service and maintenance of estate roads, landscaping and common areas.

INSURANCE

The Landlord will insure the premises the premiums to be recovered from the tenant.

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

The building has an existing B2 (General Industrial) but we believe the local authority would grant a change of use to either B1 (Light Industrial) or B8 (Warehousing) if required. All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

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